

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING  
September 24, 2013

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Jeff Tallman, Bob Gardner and Alternate: Glenn van Deusen.

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Mr. Snaith opened the public hearing at 7:43 p.m. The Board Secretary read the agenda into the record.

Mr. Snaith then explained to the applicant that four votes are required for a variance to be approved and since there are only four board members present, the vote would need to be unanimous. He offered the applicant the opportunity to continue the application to the following month when there may be more members present and Mr. Stein decided to continue with the hearing.

18 GOODHILL ROAD, owner, JOSEPH & CHANNA STEIN, Map 31, Block 3, Lot 6, Variance to Sections 321.6 and 312.7 to construct a new two car garage 7 feet from the rear property line and 18 feet from a watercourse.

Joseph Stein, owner, came forward and presented a new plan for the garage which has been designed by an engineer. He noted that the concerns of the Conservation Commission were addressed and they have received its approval on the plan. Mr. Stein indicated the proposed location of the garage noting that when it was first submitted the garage doors faced the front, but they have changed the orientation and the doors face the side. He further noted that the driveway entrance has been approved by the Board of Selectmen and the Town Engineer.

Mr. Snaith noted the existing conditions and hardships as well as the applicant proposing a more conforming location in the front of the property which was met with opposition from neighbors and could compromise the reserve area of the septic system. Discussion ensued.

Following discussion the public hearing was closed at 8:05 p.m.

Deliberations:

Mr. Van Deusen opened deliberations by stating that there are so many hardships here that it certainly meets the criteria and more for granting of a variance. He was happy with the change in the approach of the garage from the road and it showed that the applicant considered changes based on their prior comments and he would support granting a variance. Messrs. Tallman, Gardner and Snaith all concurred.

MOTION FOR APPROVAL

Mr. VanDeusen made a motion to approve the application for a Variance to Sections 321.6 and 312.7 to construct a new two car garage 7 feet from the rear property line and 18 feet from a watercourse as shown on plans prepared by Danzer & Associates, dated 8/29/2013 and on

architectural schematics prepared by Joseph Mato, AIA dated 9/3/2013, with the indication that the ridge height is not to exceed 20 feet. The variance is based on the hardships of the size of the lot, the double frontage and the locations of the septic system and well. Mr. Gardner seconded the motion. All in favor, the motion carried (4-0).

APPROVAL OF MINUTES

Mr. Van Deusen made a motion to approve the Minutes from the August 27, 2013 meeting, as amended, and Mr. Gardner seconded. All in favor, the motion carried.

MOTION TO ADJOURN

Mr. Snaith made a motion to adjourn and Mr. Tallman seconded. All in favor, the meeting adjourned at 8:29 p.m.

Respectfully submitted,

Delana Lustberg  
Board Secretary